



Zelinka Priamo Ltd.

LAND USE PLANNERS

June 6, 2024

via email

Planning and Environment Committee
City of London
300 Dufferin Street, London, ON
N6A 4L9

Attention: Planning and Environment Committee
Members

**Re: Planning and Environment Committee Agenda Item #3.7
Official Plan Amendment and Zoning By-law Amendment
735 Southdale Road**
City File: OZ-9567
Our File: RPH/LON/19-01

On behalf of Royal Premier Homes, we are pleased to provide the following information for your consideration regarding the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application for the proposed 12-storey, 231 units per hectare (uph) residential apartment development located at 735 Southdale Road ("subject lands").

We wish to advise the Committee that we disagree with staff's recommendation and would like to offer further justification for the regulations proposed through our application and though a revised Conceptual Development Plan submitted with this letter. Unfortunately, there was not sufficient time to circulate this plan to the Committee through the Staff Report; however, it was presented to Staff during a meeting held on May 29th, 2024.

We respectfully request the Committee to consider our justification for a proposed height of 12-storeys; a density of 231uph; and, a rear yard setback of 20m.

- i. Height: The Staff Report has proposed a height of 9-storeys. The request which was made through this application was for a maximum of 12-storeys.

The form of development proposed, being four (4), 12-storey buildings with a total of 878 residential units, is a contemplated use in the Southwest Area Plan (SWAP) and the London Plan. The proposed height makes the most efficient use of the lands by proposing the buildings close to Southdale Road so not to cast any shadows on the low-density residential lands to the south (a shadow study is appended to this letter). The proposed height allows for smaller building footprints and more landscaped area than the minimum required (required = 30%, proposed = 59%).

- ii. Density: The staff report has proposed a maximum density of 120uph. The request which was made through this application was for a maximum density of 231uph.

The density that the owner has proposed of 231uph (or 878 residential units) is not out of character for a lot of this size and this location along Southdale Road. The proposed density contributes to a much-needed supply and more appropriately priced smaller residential unit, and supports density along a road that already contains similar development and built form. The features proposed for the development that justify the proposed density increase include underground parking, enhanced urban design, a landscape allée, and enhanced landscaping around the perimeter of the property, which have all been considered appropriate by Staff.

- iii. OS5 Zone Boundary: The staff report has proposed a wetland buffer of 30m in the form of an OS5 zone Boundary. The request we would like to make to the Committee is for a minimum wetland buffer of 20m.

Our original proposal for a wetland buffer supported through our Environmental Impact Study (EIS) is 15m; however, Staff have proposed a 30m buffer in the form of the OS5 zone, with no additional setback required from the OS5 Zone boundary. We can agree to an OS5 zone proposal to determine a suitable buffer from the wetland; however, we are seeking a proposed wetland buffer/OS5 zone boundary of 20m from the delineated wetland that exceeds the recommended buffer in the EIS. The wetland is proposed for removal through a separate process initiated by others. Through discussion with City staff, they have confirmed that a housekeeping ZBA can be initiated by staff in the event that the wetland is removed. We would like the Committee members to consider the future wetland removal when making a decision on the OS5 boundary. We are of the opinion that we have provided sufficient information in the EIS to demonstrate that a 15m buffer is sufficient and, as such, we request the Committee to consider a 20m wetland buffer in the form of an OS5 zone, with no additional setback required from the Zone boundary, as shown in the appended Conceptual Development Plan.

- iv. Rear Yard Setback: The Staff Report has proposed a minimum rear yard setback of 25m. We request the Committee to consider a minimum rear yard setback of 20m.

The original application requested a 13.2m rear yard setback. However, Staff has recommended a 25m rear yard setback. Based on the attached revised site plan, we are proposing a minimum 20m rear yard setback. The shape of the subject lands is triangular, so only the southeast corner of the buildings will require a 20m rear yard setback; the rear yard setback will gradually increase toward the southwest corner of each building and, in some cases, will exceed 25 m. The resulting land available along the south property line (rear yard) provides for ample landscaping and buffering from the abutting residential lands. Overall, there is sufficient space to accommodate pedestrian circulation and/or appropriate landscaping around each of the buildings. Also, as noted, the attached Shadow Study demonstrates that there is no negative shadowing impacts on neighbouring lands.

Other Considerations/Notes

Servicing:

- The holding provision proposed allows consideration of the proposed built form and intensity. Several options have been presented and considered. We support the holding provision and believe that a servicing upgrade solution can be achieved for the proposed development, as well as future intensification projects within the surrounding area.
- Through our servicing analysis, we were required by Staff to ensure that a similar density could be allocated to abutting properties. The proposed servicing upgrades do not take away the ability for other lands to develop, but rather are a public benefit and encourages similar heights and densities on abutting properties.

Interior Side Yard Setback

- It should be noted that we require a 10m interior side yard setback for the proposed 12-storey buildings, which City staff are supportive of; however, we also require 3.0m for the proposed 3-storey townhouse on the west interior side yard. This should be reflected in a future by-law presented to Council.

Based on the above, we believe the proposed OPA and ZBA presented through our application, and which aligns with the provided Conceptual Development Plan and Shadow Study appended to this letter, warrants consideration by the Committee.

We thank you for the opportunity to provide comments and we look forward to a favourable consideration of our proposal at PEC on June 11th, 2024.

Yours very truly,

ZELINKA PRIAMO LTD.



Katelyn Crowley, BA
Senior Planner

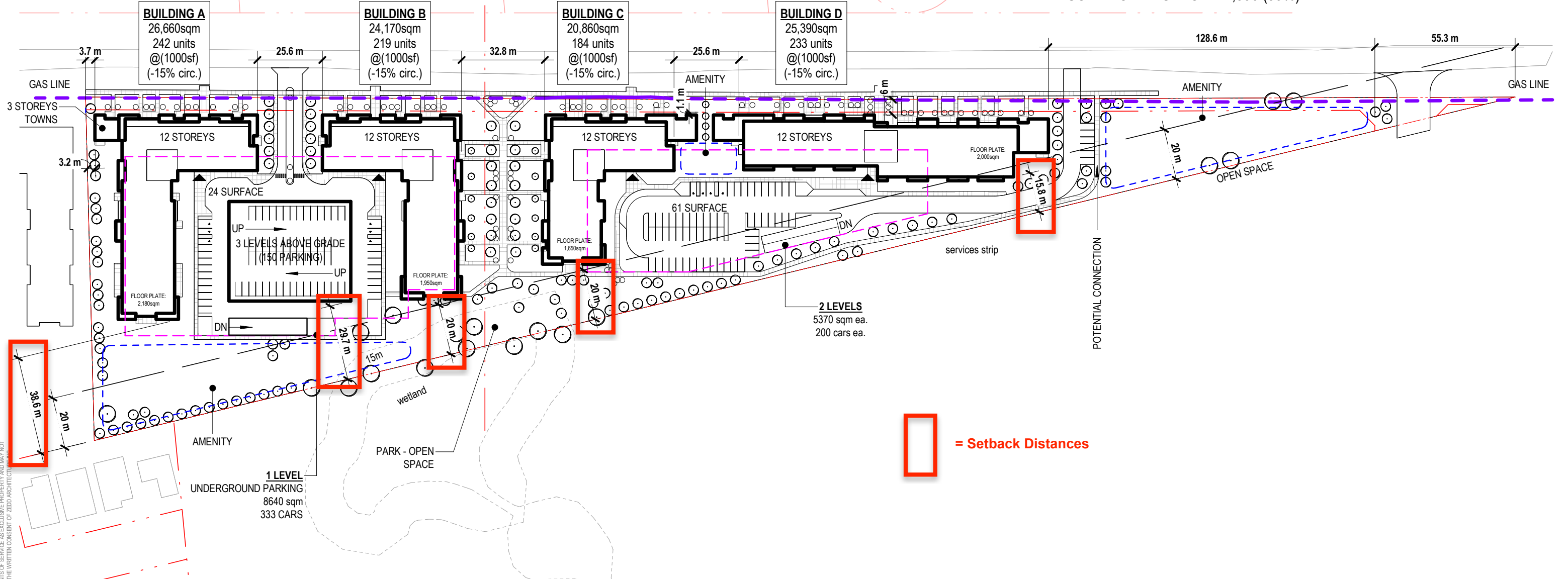


Harry Froussios, BA, MCIP, RPP
Principal Planner

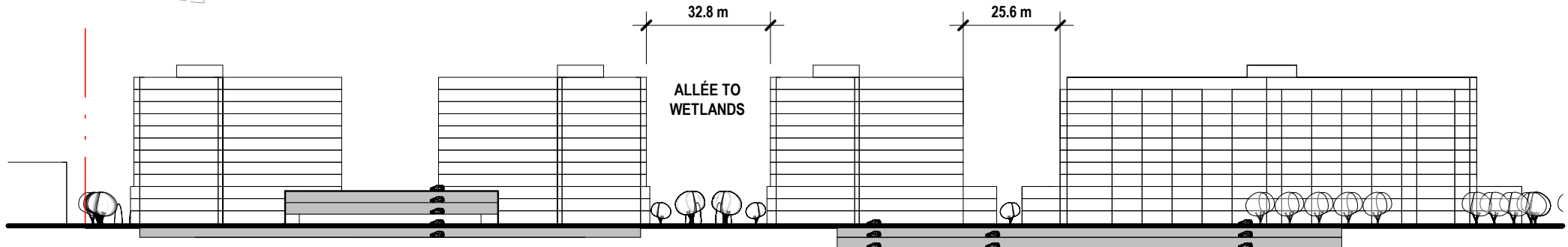
461 TOTAL UNITS @ 1,000SF AVERAGE
507 CARS PROVIDED (1:1.1)

417 TOTAL UNITS @ 1,000SF AVERAGE
461 CARS PROVIDED (1:1.1)

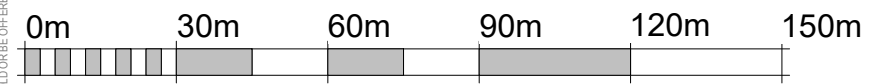
SITE AREA: 38,035 (3.8ha)
 DENSITY: 878 UNITS (231uph)
 COVERAGE: 9,650sqm (25.4%)
 LANDSCAPE OPEN SPACE: 22,390 (59%)



[Red Box] = Setback Distances



SECTION



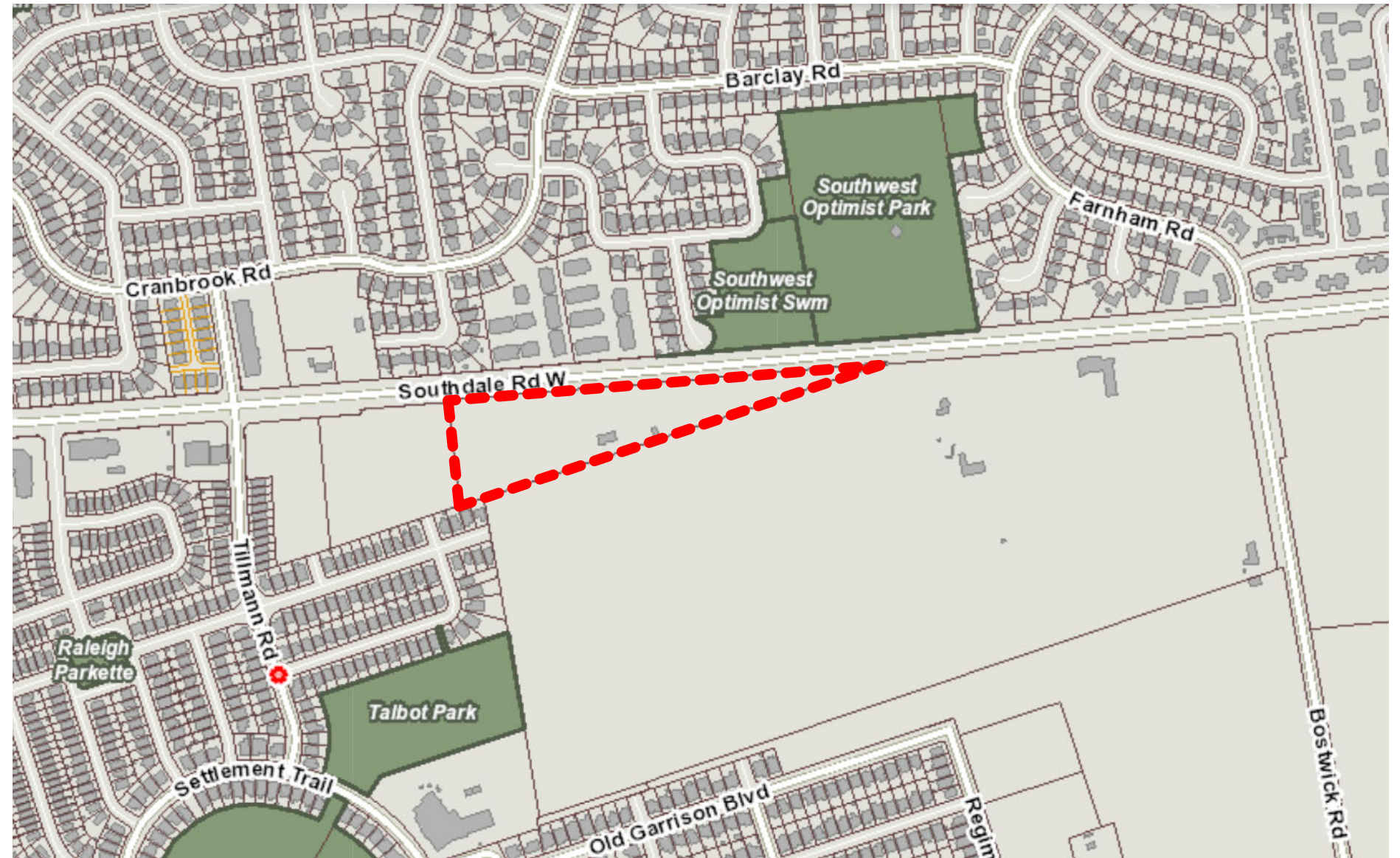
VISUAL SCALE 1:1500 @ 11X17
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Site Development Stats

735 SOUTHDALE

	ITEM	REQUIREMENT	PROPOSED
1	ZONE - PROPOSED BUILDING PERMITTED USES	R9-7	
2	LOT AREA (MINIMUM)	1000sqm min.	38,035sqm (3.8ha)
3	LOT FRONTAGE (MINIMUM)	30m min.	563m
4	FRONT YARD SETBACK (MINIMUM)	8+3m (11m)	1m
5	EXTERIOR SIDEYARD SETBACK (MINIMUM)	8+3m (11m)	n/a
6	REAR YARD SETBACK (MINIMUM)	20m	15.8m
7	INTERIOR SIDEYARD DEPTH (MINIMUM)	12m	3.2m (west) 128m (east)
8	LANDSCAPE OPEN SPACE (% MINIMUM)	30% min.	59%
9	COVERAGE (% MAXIMUM)	30%	25.4%
10	HEIGHT (M MAXIMUM)		32m
11	DENSITY (UPH MAXIMUM)	150 uph	231 uph (878 units)
12	OUTDOOR AMENITY SPACE		6,700sqm
14	RESIDENTIAL PARKING	0.5 per unit	922 spaces (1:1.05)
15	RESIDENTIAL BIKE PARKING	0.9 per unit (Long Term) 0.1 per unit (short term)	790 (long term) 88 (short term)



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Scale :

20-002

Feasibility Master Plan

Royal Premier Homes

Stats

2024-02-12

Sk-01

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ARCHITECTURE

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MARCH 21 - 9AM



MARCH 21 - 12PM



MARCH 21 - 3PM



Scale : 1 : 4000

20-002

Feasibility Master Plan

Royal Premier Homes

Shadow March

2024-05-22

Sk-20

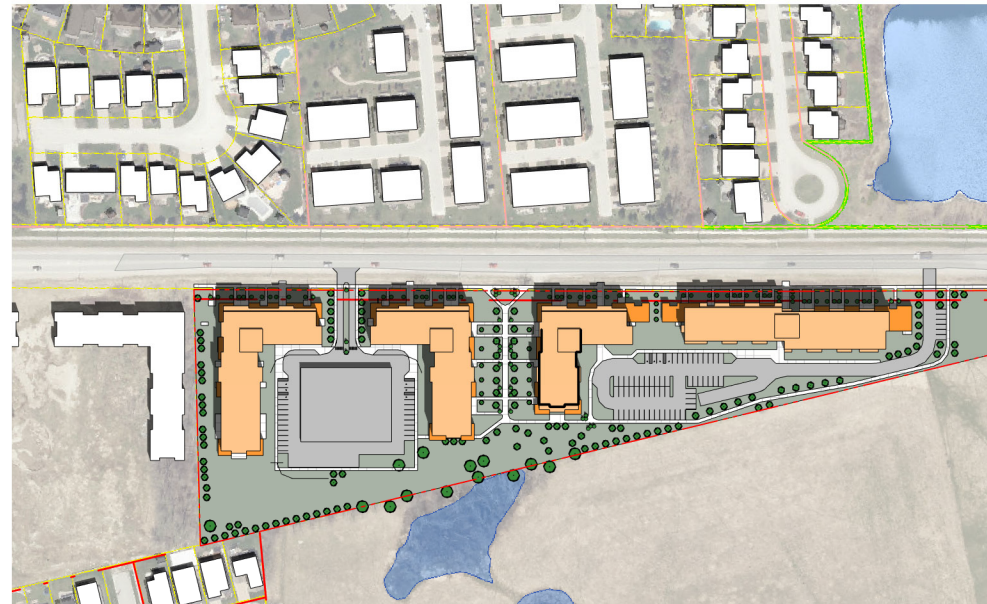
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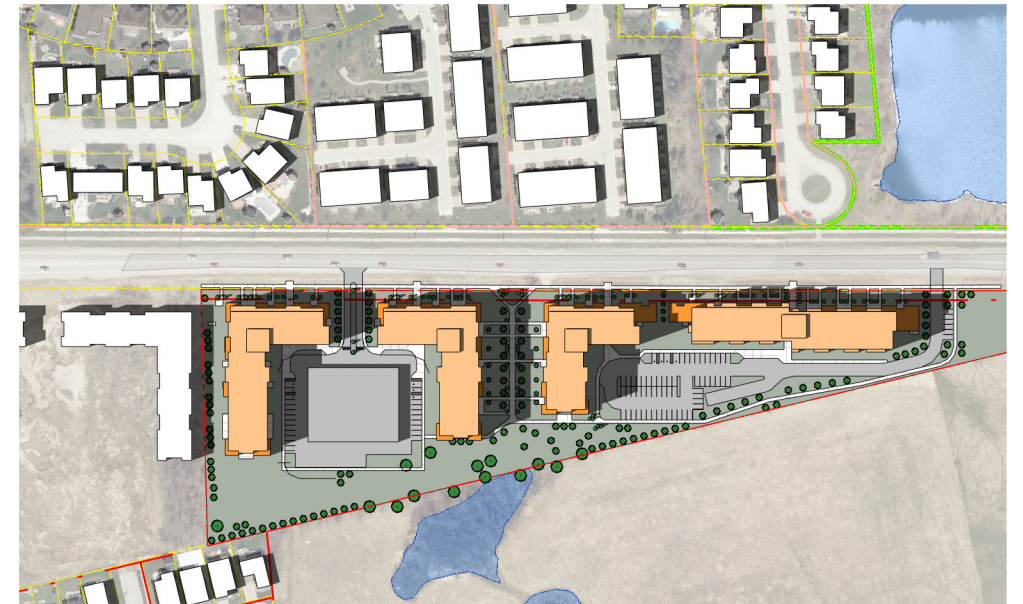
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JUNE 21 - 9AM



JUNE 21 - 12PM



JUNE 21 - 3PM



Scale : 1 : 4000

20-002

Feasibility Master Plan

Royal Premier Homes

Shadow June

2024-05-22

Sk-21

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DECEMBER 21 - 9AM



DECEMBER 21 - 12PM



DECEMBER 21 - 3PM



Scale : 1 : 4000

20-002

Feasibility Master Plan

Royal Premier Homes

Shadow December

2024-05-22

Sk-22

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